

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐
no ☐

Property Name: Loose Farm Inventory Number: WA-I-132
East side of Eastern Blvd., 1/2 mile N of US
Address: 40 City: Hagerstown Zip Code: 21740
County: Washington USGS Topographic Map: Hagerstown
Owner: JBD LLC Is the property being evaluated a district? ☐ yes
Tax Parcel Number: 290 Tax Map Number: 50 Tax Account ID Number: 031856
Project: Light Business Park Project Agency: Army Corps of Engineers & MDE
Site visit by MHT Staff: ☒ no ☐ yes Name: _____ Date: _____
Is the property located within a historic district? ☐ yes ☐ no

If the property is within a district

District Inventory Number: _____

NR-listed district ☐ yes Eligible district ☐ yes District Name: _____

Preparer's Recommendation: Contributing resource ☐ yes ☐ no Non-contributing but eligible in another context ☐

If the property is not within a district (or the property is a district)

Preparer's Recommendation: Eligible ☐ yes ☒ no

Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None

Documentation on the property/district is presented in: Maryland Inventory of Historic Properties Form for WA-I-132

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

Property Description

The Loose Farm is located on the east side of Eastern Boulevard, 1/2 mile north of Route 40. The property contains approximately 29 acres of plowed fields and woods. An early nineteenth century stone dwelling and stone bank barn are found on the property. The ruins of a second dwelling (WA-I-133) also are located on the property and is discussed in a Maryland Inventory of Historic Properties form completed in 1975 (Dickey 1975a). A single-story partially collapsed concrete-block building that appears to be associated with the second dwelling is located adjacent to the ruins. The second dwelling is discussed in a Phase I archeology survey completed on the property. A contemporary shopping center and residential development are sited adjacent to the property.

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Eligibility recommended ☐ Eligibility not recommended ☒
Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None
Comments: _____

Jonathan S. [Signature]
Reviewer, Office of Preservation Services

[Signature]
Reviewer, NR Program

12/17/07
Date

11/15/07
Date

200703780

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Building Descriptions

Dwelling

The ca. 1820 stone dwelling is a one-and-a-half story building with basement that faces south. The three-bay-by-two-bay dwelling rests on a stone foundation. The side-gable roof is sheathed in standing-seam metal. Three brick chimneys pierce the roof. A gable-end chimney is located on the east and west elevations. A center-ridge chimney is located in the ell. Sash and doors are no longer extant. A single-story ell contemporary to the principal block was constructed on the north elevation. The dwelling occupies a slight hill and a wire fence encloses the house yard. Ornamentation on the principal block and the ell is confined to structural quoins.

The symmetrical south elevation is three bays, with the primary entrance located in the easternmost bay. The stone foundation and remnants of a wood floor associated with a collapsed, full-width front porch are visible. Four window openings are found on the east elevation. One window opening is centered in the elevation; two openings are present in the basement, and one window is located in the gable end. The north elevation has one window opening adjacent to the ell. Two symmetrically placed window openings characterize the west elevation.

A three-bay ell extends from the principal block's north elevation. The ell terminates in a side-gable roof sheathed in standing-seam metal. One large opening is located in the south end of the ell's east elevation. The opening provides access to a semi-enclosed room that connects the main block to the rear portion of the ell. A window and door opening also are present on the east elevation; the sash and door are no longer extant. The ell's north elevation is blind. A door opening is located in the south end of the ell's west elevation; the door is no longer extant.

A complete interior inspection of the building was not undertaken due to dwelling's severely deteriorated state. Portions of the dwelling's interior that are visible from door openings were observed. The main block appears to be arranged in a side-hall plan. The north end of the ell contains two rooms: one room houses a large fireplace, the second room, which is smaller and lacks windows, is accessible only from the exterior.

The 1953 (photorevised in 1971) USGS Quad map for Hagerstown depicts a driveway leading from MD 64 to the property. This driveway was not located in the field.

Agricultural Outbuildings

Bank Barn

A ca. 1820 stone bank barn is located southwest of the stone dwelling. The barn, which is nearly completely engulfed in overgrown vegetation, is across a field and some distance to the west of the dwelling. Although it was originally constructed as a bank barn, the building later was altered to an animal pen. The modifications to the barn altered its roof form, massing, and interior space.

The building terminates in a shed roof sheathed in standing-seam metal. Windows and doors are no longer extant. The bank barn was built into a hill so that the east elevation is two stories in height while the west elevation is one story. The change in height between the west elevation and east elevation is approximately five feet. Narrow vertical vents characterize the north and west elevations. An addition was constructed adjoining the east elevation. The shed roof was extended to accommodate the addition. Six timber posts of the barn support the shed roof. Selected wood clapboard and metal panels survive on the south and east elevations of the addition. The north wall and parts of the west walls on the barn's lower level were whitewashed on the interior.

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The east elevation is obscured by thick vegetation. The roof is the only portion of the elevation that is visible. Paired window openings are found on the north elevation and one window opening is located on the south elevation. A large opening with a poured-concrete sill is found at grade on the west elevation. The stone foundation and remnants of floor joists document the former location of a small addition that adjoined the northwest corner of the west elevation. The south elevation is obscured by dense vegetation. A concrete-block wall is located south of the barn.

Remnants of animal stalls are visible in the interior at the barn's lower level. The barn's original roofing system was replaced. The roof form was altered from a gable roof to a shed roof. Inspection suggests that the modifications to the roof were made during the twentieth century when the barn was converted from a bank barn with hay mow to an animal pen. Round posts support 2" x 4" upbracing that connects to the horizontal beams that comprise the roof framing system. No bents are present. The upper level is no longer extant; consequently, the interior consists of an uninterrupted clear span extending from the floor to the ceiling. The stone elevations and long vertical vents in two of the elevations suggest an early nineteenth-century construction date. However, the overall massing and interior were radically altered when the roof form was changed during the twentieth century.

Property History

The 29.374-acre project site originally was part of a larger 243-acre tract of land known as the Loose Farm. This larger tract incorporated a 231-acre tract purchased during the eighteenth century and acreage acquired by successive owners. The tracts have remained intact from the mid-nineteenth century through the early twentieth century. The holding included parts of tracts historically called "Locust Bottom," "Boy's Harbour," "The Resurvey of Locust Bottom," "Toddy Lane," and "Old Fox Deceived." The contiguous parcel is located south of the Hagerstown - Cavetown Pike (present day Maryland Route 64, or Jefferson Boulevard) and one mile east of Hagerstown. The original parcel extended to the west banks of Antietam Creek.

Peter Sailor (1753-1836) assembled several properties to form a 231-acre holding. Sailor's accumulation of land began in 1790, when he inherited part of the "Old Fox Deceived" land, upon the death of his father, Matthias Saylor (ca. 1720-1790) (Washington County Land Records TT:350). Sailor purchased ten acres of "Toddy Lane" and six and one-quarter acres of "Locust Bottom" in 1793 from Peter Waggoner (Washington County Land Records H:272). He then purchased twenty acres from Baltzer Goll in 1797 and eighteen acres from Frederick Ashbaugh in 1799 (Washington County Land Records K:610; Washington County Land Records L:665); this latter parcel was called the "Resurvey on Locust Bottom." The land he purchased was added to the property he inherited from his father. By 1799, Sailor had assembled 231 acres of land. Sailor retained this 231-acre property over the first three decades of the nineteenth century. Inspection of the dwelling and bank barn suggests an early nineteenth century construction date, the period during which the property was owned by Peter Sailor.

When Peter Sailor died in 1836, his real estate was bequeathed to his heirs. An extensive, four-page inventory of his property recorded following his death included livestock holdings which included six hogs, one horse, and four cows, among other animals. Equipment included a plow, a harness, a saddle, and various tools and other items (Washington County Inventories K 1834-1839:45-49). The number of buildings on the property and their sizes was not included in the inventory. In March 1838, David G. Yost was appointed as a trustee for the heirs of Peter Sailor in the Washington County Court of Equity and was authorized to dispose of this land. He sold the property (231 acres) to Jonathon Hager on March 19, 1838 (Washington County Land Records TT:349). That same day, Jonathan Hager (known as "the Miller" and bearing no relation to the Jonathan Hager who founded the city of Hagerstown) resold the property to Jacob C. Middlekauf along with five additional acres that were a part of the "Locust Bottom" tract, which Hager had purchased from George Bowman on February 23, 1838 (Washington County Land Records TT:357; Washington County Land Records TT:351). These two parcels comprised the 236

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acres that would remain intact throughout the rest of the nineteenth century and most of the next. The deed described the land as:

...part of Locust Bottom, part of Boy's Harbour, part of the Resurvey on Locust Bottom, part of Toddy Lane, and part of Old Fox Deceived, all lying contiguous to each other. ... containing and now laid out for two hundred and thirty one and three eighths Acres of land more or less. Also one other portion of the aforesaid tract of land called "Locust Bottom," containing Five Acres and which is mentioned and described by metes and bounds in a deed of bargain and sale, executed on the twenty-third day of February, Eighteen Hundred and Thirtyeight, by a certain George Bowman and Mary E. Bowman his wife of said County to the said Jonathon Hager...

Jacob C. Middlekauf and his wife, Elizabeth, retained the property for three years and then sold it in February 1841 to William M. Marshall (Washington County Land Records WW:800). On May 24, 1841, William M. Marshall and his wife, Elizabeth, sold the property to Joseph Emmert (Washington County Land Records YY:313).

The Emmerts retained the land for more than thirty years. Thomas Taggart surveyed Washington County in 1859; the parcel was denoted as owned by "Mrs. Emmert" in the survey (Taggart's map also showed that the land fell within Election District 3, or the "Hagerstown District"). In the 1850 Agricultural Census, Joseph Emmert was not recorded in District 3, but listed in District 1. He owned 140 acres of "improved" land and 24 acres of unimproved land, totaling to a cash value of \$13,000. He also owned seven milking cows, seven horses, nineteen other cattle, four sheep, and ten swine, totaling \$100. On his farm, Emmert raised 1,400 bushels of wheat, 400 bushels of Indian corn, 40 bushels of oats, and 26 bushels of Irish potatoes, while also producing 60 pounds of wool and 40 tons of hay (U.S. Census Bureau Schedule 4, Productions of Agriculture 1850). These statistics reveal that Emmert diversified his crops, growing small grains primarily. It is unknown whether the farm described above is the property in question, since the Taggart Map (1859) lists the property in Election District 3, while the 1850 Census lists Emmert under District 1. It is possible that the Emmerts rented the property, in which case, no name of the tenant has been identified.

Joseph Emmert died shortly before 1855, apparently without leaving a will. In that year, the Washington County Court registered a case between the Schindels and Elizabeth Emmert, which divided the remainder of Joseph Emmert's real estate holdings between his widow, Elizabeth, and his only daughter, Urilla, and her husband, Samuel C. Schindel (Washington County Equity Record 5:145-150, Case 1330). Altogether, Joseph left fifteen parcels of land in Washington County. Elizabeth retained the 236-acres containing the project area until her death ca. 1874; at which time, the property was transferred to Urilla and Samuel. In July 1877, the Schindels named Andrew K. Syester and George A. Smith as trustees to dispose of the aforementioned property, which still comprised 236 acres. Syester and Smith transferred the deed to Joseph B. Loose (Washington County Land Records GBO 76:15). The 1877 *An Illustrated Atlas of Washington County, Maryland* by Lake, Griffing, & Stevenson placed the parcel in Election District 17, or the "East Hagerstown District," and recorded Loose's name in association with the property.

Joseph B. Loose (1810-1884) was a wealthy landowner. The 1870 Federal Population Census, listed him as a "retired farmer" (U.S. Census Bureau Schedule 1, Inhabitants 1870:28). According to Thomas J. C. Williams, author of a 1906 history Washington County, Joseph B. Loose emigrated to Washington County ca. 1843 from Pennsylvania; he was of German heritage. Prior to moving to Maryland, Loose lived for some years in Springfield, Illinois. Soon after arriving in Washington County, Loose married Henrietta Bachtell (alternately spelled "Baechtel"), the daughter of Samuel Bachtell, a "gentleman, who belonged to an old county family, [and] was an extensive land-owner" (Williams 1906:617). Samuel Bachtell resided on a large estate known as White Oak Forest, located east of Hagerstown and north of the present project area. After Bachtell's death, sometime before

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1850, Loose became the executor of his late father-in-law's estates and began acquiring the family lands. He conducted numerous real estate transactions during the next thirty years, as indicated in the general index of Land Records for Washington County. According to archival records, Loose was a wealthy man: the Federal Population Census in 1870 noted that Loose had \$40,000 in Real Estate and \$6,000 in his personal estate (U.S. Census Bureau Schedule 1, Inhabitants 1870:28).

Loose was active in business and development ventures. In 1881, he was a director of the Hagerstown and Conococheague Turnpike Company (Scharf 1968:998), and in 1882, he was a director of the Mutual Insurance Company of Washington County (Scharf 1968:1183). He was also active civically: in 1871, Loose served for one year on the Common Council for the city of Hagerstown (Scharf 1968:1065). He died on April 11, 1884 (Ridenour 2001:303), and bequeathed the bulk of his properties to his widow, Henrietta B. Loose, and their two sons, Henry C. Loose and Samuel B. Loose. At the time of his death, Joseph B. Loose was residing on Prospect Street in Hagerstown. His son, Samuel B. Loose, inherited the parcel adjacent to Antietam Creek in addition to another property. The Antietam Creek property was described as a "farm lying about one mile East of Hagerstown containing about 233 acres of land..." (Washington County Registrar of Wills G 1880-1887:292); approximately three acres of the tract purchased from the Schindels were not bequeathed to Samuel. The facts that Joseph B. Loose was identified as a retired farmer in the 1870 census and was residing in Hagerstown at the time of his death suggests that the property containing the project area was leased to tenants.

Samuel B. Loose was born on August 10, 1852, in Hagerstown, where he attended private schools. At 17, he entered an academy in Chambersburg, Pennsylvania, and remained there for one year. In 1870, he left Chambersburg to enroll at Princeton University and graduated in 1874. He returned to Hagerstown in that year to study law in the office of General H. Kyd Douglas. In 1875, Loose left General Douglas's firm to attend law school at the University of Maryland; he was graduated in 1876. Samuel B. Loose returned to Hagerstown to practice law. In 1878, Samuel married Rose Negley, the daughter of judge Peter Negley. They had four children, including Margaret A. Loose and Elise Loose Lane, whose names later were associated with the project area (Williams 1906:617).

By 1906, Samuel Loose was a civic leader in Hagerstown. He was the director of the Washington County Water Company, and its attorney; a director of the Hagerstown Bank, and of the Rose Hill Cemetery Company; attorney for the Norfolk & Western R. R. Co.; treasurer and trustee for the Washington Cemetery Company; treasurer and director of the West End Land Company; president of the Mutual Insurance Company of Washington County; president of the Hagerstown Show-Case Company; president of the Phoenix Manufacturing Company; president of the Hagerstown Light and Heat Company, the stock of which he controls; and director of the Hagerstown and Conococheague Turnpike Company. Mr. Loose served as city attorney under the administration of Mayor R. H. Halm (Williams 1906:617).

Samuel Loose was a substantial landholder. The 1910-1917 Assessment Record prepared by the Washington County Board of Commissioners indicated that Loose held multiple properties. Among these was 258 acres of land, worth \$58 per acre, for a total of \$14,964 with improvements on the land valued at \$2,667. This parcel may be the subject property; however, ca. 1877, District 3 was divided into two districts, the eastern portion of which was identified as District 17. The subject property lay in District 17 during Samuel Loose's ownership.

Samuel Loose resided in the city of Hagerstown, on the corners of South Prospect and Antietam streets; this location lies within District 3. He was found only in the District 3 section of the Assessment Record. Samuel Loose also was recorded in the Ringgold District (No. 14) section of the Washington County Assessment Records from 1910 to 1917, where his holdings were listed as a house, recorded in 1912, worth \$500 and two automobiles, recorded in 1915, with a combined value of \$865 (Washington County Assessment Records 1910-1917). The

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assessment records did not include an entry for property owned by Samuel Loose located in District 17. The fact that Samuel B. Loose was residing in a dwelling located at the corner of Prospect and Antietam streets in Hagerstown suggests that he leased the subject property to tenants.

Samuel B. Loose died on December 30, 1926, at the age of 75. His property was transferred to his heirs. A deed dated October 18, 1935, referred to the property as that which had been bequeathed to Samuel Loose, Margaret Loose, and Louise Loose Lane, the grandchildren of Joseph B. Loose (Washington County Land Records EO 200:146). In this deed, Margaret A. Loose, the unmarried daughter of Samuel B. Loose and granddaughter of Joseph B. Loose, transferred 243 acres of land to Samuel Loose Lane. Samuel Lane returned the property to Margaret A. Loose and Elise Loose Lane (the Louise named in the previous deed appears to be an error) on March 20, 1942 (Washington County Land Records EO 219:491). Samuel Lane again transferred the property, this time as a trustee for the deceased Margaret in 1965 (Washington County Land Records GMS 424:234). In May 1965, Samuel Lane and John McGill Lane, trustees under the will of Margaret A. Loose, and Elise Loose Lane sold portions of the 243-acre property, located in the 18th Election District, to ADCO, Inc., a Maryland business. ADCO received five parcels of land. Parcels numbered 2 and 3 were part of the original 233-acre tract; the number of acres each parcel contained was not stated, but it was noted that the two parcels combined totaled 40.51 acres.

In June of 1982, ADCO, Inc., sold the present parcel (29.83 acres), called "parcel 3," along with two other adjacent parcels of land to Aaron E. Light, Jr. and Terri L. Light (Washington County Land Records VJB 729:728). The Lights held the property until 2005; shortly before 2001, Aaron E. Light, Jr. died and the property was put in the names of Terri L. Light and Jo Ann L. Weaver as trustees (Washington County Land Records DJW 1663:429). In July 2005, Terri L. Narron, Trustee, and Stephen C. Palmer, Successor Trustee, transferred the Deed to JBD, LLC, of Maryland, the present owner (Washington County Land Records DJW 2722:325).

Documenting the land tenure history of the property was difficult. Records for Washington County at the Maryland State Archives were incomplete. For example, Land Records dating before 1841, Inventories from 1853 onward, and a Commissioners of the Tax record from 1803-1804 are missing from the publicly accessible records. Only Assessment Records from 1896-1910 and 1910-1917 for Washington County were found at the Maryland State Archives. The Agricultural Census for 1870, does not list Joseph Loose; however, the 1880 census records him as residing in the 3rd Election District, which is not the district containing the project area according to the 1877 *An Illustrated Atlas of Washington County, Maryland* by Lake, Griffing, & Stevenson. Comprehensive data on the production of the farm containing the project area proved difficult to compile. Research strongly suggests that the farm was rented, but the names of tenants associated with the property were not identified.

Thematic Context: Nineteenth and Twentieth Centuries Agricultural Practices in Washington County

Washington County's wealth during the late eighteenth and early nineteenth centuries was the result of agricultural intensification and the dominance in the cultivation of wheat and small grains (Schooley 2002:ix). The growth of Baltimore, Frederick, and Hagerstown is attributed to the growth in the production of wheat (Schooley 2002:ix). Grains were the predominate agricultural product produced by Washington County farmers during the nineteenth and twentieth centuries. However, for a brief period at the end of the eighteenth century, Washington County farmers grew tobacco. By the end of the eighteenth century, Washington, Frederick, and Montgomery counties were the state's leading tobacco producers (Wesler et. al. 1981:75). Pennsylvanian Germans introduced the grain-livestock tradition to Washington County (Wesler et. al. 1981:76).

Although production fluctuated during the time period, county farmers produced a large percentage of the state's grains between 1840 and 1860 (Wesler et. al. 1981:79). Farmers also produced orchard products, the output of which also fluctuated between 1840 and 1860 (Wesler et. al. 1981:80). Transportation improvements, namely, the turnpike system and the construction of the B & O Railroad and the Cumberland Valley Railroad, enhanced

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accessibility to regional markets. Expanded access to regional markets increased the prosperity of local farmers (Wesler et al. 1981:79). Demand for agricultural products increased despite several nationwide recessions during the mid-nineteenth century. Wheat continued to be the major cash crop, with corn second and oats third; potatoes, wool, and hay also were produced in large quantities. Swine comprised 44 per cent of the livestock population, with cattle and sheep at 17 and 15 per cent, respectively (Wesler et al. 1981). The number of farms in the county continued to increase, although the percentage of land used for farming remained roughly constant at between 75 and 81 per cent; as a result, the average farm size dropped.

After the Civil War and into the early twentieth century, the county's agricultural sector continued to change, most notably in the size of farms throughout the county. In 1870, the average farm was 143.9 acres, but by 1930, the size of the average farm had fallen to 93.5 acres (Wesler et al. 1981). By the late nineteenth century, the county's agricultural output turned away from grain production to dairying, and fruit and vegetable production. Although grain continued to be an important product, its production gradually declined by the early twentieth century. Wheat and corn continued to be the primary crops, but by 1880, corn production surpassed wheat production in the number of bushels produced. Through the end of World War I, and even when foreign markets closed, Washington County farmers maintained a fairly even level of production until 1930, when production dropped in nearly every product. However, production of such alternative agricultural products as wool, potatoes, and dairy products, increased steadily, even during the Great Depression when market prices for staple commodities fell precipitously (Wesler et al. 1981).

Farming remained an important part of Washington County's economy after World War II. Even at the end of the twentieth century, Washington County was the third leading producer of dairy products in the state of Maryland. Washington County continues to be largely rural and agricultural. According to the 2004 agricultural profile of Washington County, there are 775 farms in the county, with average farm consisting of 161 acres (National Agricultural Statistics Service n.d.). County farmers raised cattle, sheep, and hogs. Corn, wheat, hay, and barley, in addition to soybeans, continue to be produced.

Thematic Context: The Construction of Agricultural Buildings during the Nineteenth and Twentieth Centuries

Bank barns were widely distributed throughout the eastern seaboard, with a heavy concentration in Pennsylvania. Migration to the west introduced the form to other regions of the United States. The barns were constructed as early as 1730 and as late as 1920 (Ensminger 1992:56). Variation in design and construction is common to the bank barn (Ensminger 1992:32). However, all bank barns have the same general characteristics that distinguish them as a bank barn, with the barn's forebay serving as its diagnostic feature (Ensminger 1992:55). The barn is banked to provide access to the upper level, which is used to process and store hay, straw, and feed grains (Ensminger 1992:53). The bank provides direct access to the threshing or machinery floor while the bays adjacent to the threshing floors functions as the hay mow (Ensminger 1992:53). The upper level of the barn extends over the stable wall below (Ensminger 1992:53). Windows are located in the front wall of the forebay to provide light into the forebay area (Ensminger 1992:53). Bank barns terminates in gable roofs.

The barn's lower level house dairy cows, beef cattle, and horses (Ensminger 1992:55). Pens to house other farm animals, such as pigs, chicken, ship, and calves, were constructed, with the arrangement of the pens varying over time (Ensminger 1992:55). Double split doors located in the front wall provide access from the barn's interior to the barnyard.

In his authoritative study of the Pennsylvania bank barn, Robert F. Ensminger identified three classes of bank barn (Ensminger 1992:55, 56). A number of types and subtypes are found within each class. Due to alterations made to

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the bank barn located on the Loose Farm, it is not possible to classify the type of the original bank barn (i.e. Sweiter Pennsylvania Barn, Standard Pennsylvania Barn) or whether the barn originally had an open or closed forebay.

Stone barns were common in Washington County. Vertical vents often were cut into the walls to provide ventilation into the building's interior. By the early nineteenth century, barn end walls were constructed of stone with wood employed in the front and rear walls. The use of stone as a major construction material in the construction of barns ceased by 1830 as farmers switched to wood and brick (Reed 1988:139).

Major changes in the agriculture industry occurred during the early half of the twentieth century. These changes included the use of engine-driven tractors and trucks, the introduction of electricity to rural areas, an increased emphasis on hygienic standards, and the expansion of truck farming (Lanier and Herman 1997:179). Changes in the design of agricultural outbuildings also occurred during the early half of the twentieth century. Older buildings, such as those used for draft animals or to store hay, were converted to other uses or were demolished (Lanier and Herman 1997:179).

The removal of the loft level in the barn and the reconfiguration of the roof suggest that the bank barn underwent a substantial modification as it was transformed into an animal pen. As the size of dairy herds increased in correlation to the increase in dairying during the early twentieth century, providing additional shelter for the cattle became necessary.

Thematic Context: Nineteenth-Century Domestic Architecture in Washington County.

Stone buildings in the Cumberland Valley, which includes Washington County, were constructed of coursed rubble (Reed 1988:39). An evolution in window ornamentation occurred during the late eighteenth and early nineteenth centuries. While segmental arches were popular prior to 1780, after 1780 jack arches began to replace segmental arches (Reed 1988:69). Keystones centered above entrances replaced the use of jack arches by 1810 (Reed 1988:74). After 1820, the use of keystones declined as wood lintels gained widespread usage (Reed 1988:74).

The use of stone did not signify wealth or ethnic origin (Reed 1988:99, 100). Rather the use of stone, particularly limestone, as a construction material was common in Washington County because it was readily available. Most buildings in Washington County that were constructed of stone were built between 1780 and 1840 (Reed 1988:118). By 1840, stone no longer was a prominent building material (Reed 1988:209). Three-bay dwellings were the most common house form constructed between 1810 and 1840 (Reed 1988:229). These small stone dwellings generally were not associated with wealthy and prominent members of the local community as was the case with earlier, larger stone dwellings (Reed 1988:230).

Evaluation

The Loose Farm was evaluated for those qualities of significance and integrity applying the National Register Criteria for Evaluation (36 CFR 60.4 [a-d]). The property was evaluated under Criterion A for its associations with events that have made a significant contribution to broad patterns of local, state, or national history. The archival record and the presence of the bank barn suggest the property was used for agricultural purposes. However, the archival record did not provide sufficient data on the types of crops grown, the value of the farm, or other specifics regarding the farm's agricultural production. The 1850 agricultural census is the only such census available for the property. By 1975, the dwelling was vacant and already in a state of deterioration (Dickey 1975b). The 1975 Maryland Inventory of Historic Places form did not include a discussion on the barn or the property's agricultural history. No documentation to establish an association between the agricultural history of the Loose Farm and the broader agricultural context of Washington County was uncovered under this investigation.

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The property was evaluated for its association with the lives of persons significant in our past (Criterion B). The property had a number of owners, some of whom were prominent citizens of Washington County. Several owners, including Joseph Emmert and Joseph B. Loose owned other property in addition to the project area. The archival record strongly suggests that the project area generally was included in a larger real estate portfolio; the project area was most likely included leased farm land.

Although Peter Sailor owned the property between 1790 and his death in 1836, little archival information was uncovered on this early owner. The property changed hands a number of times before it was acquired by Joseph Emmert in 1841. The property remained in the Emmert family until it was purchased by Joseph B. Loose in 1877. Members of the Loose family owned the property between 1877 and 1965, a period of 88 years, and the longest tenure of any of the previous or subsequent owners. Although members of the Loose family were prominent members of the Hagerstown community, it is unlikely they resided on the 243-acre property. Joseph B. Loose was described as a "retired farmer" in the 1870 census. At the time of his death in 1884, his residence was on Prospect Street in Hagerstown. Samuel B. Loose also lived in Hagerstown, at a dwelling located on the corner of Prospect and Antietam streets, further supporting the assertion that the project area was under lease. Research did not uncover data on any tenants of the property.

The Loose Farm also was evaluated for its ability to embody the distinctive characteristics of a type, period, or method of construction (Criterion C). The stone dwelling and stone bank barn both exhibit characteristics of early nineteenth-century construction. Stone was a common construction material in the Cumberland Valley, which includes Washington County. Such dwellings typically were constructed between 1780 and 1840 (Reed 1988:118). Exterior ornamentation was limited to the windows, with jack arches common during the last quarter of the eighteenth century. By 1820, wood lintels had replaced keystones. Three-bay buildings were typical in Washington County between 1810 and 1840. Architectural survey and data contained in the Maryland Inventory of Historic Properties form completed on the dwelling in 1975, suggest that the dwelling retains its original floor plan. However, none of the sash or doors were extant when the property was resurveyed in August 2007. Inspection of the dwelling's interior was not possible due to the building's deteriorated condition.

The use of stone for the construction of the bank barn and the presence of narrow, vertical slits suggest an initial early nineteenth century construction date. The bank barn was a common barn form that was constructed as early as 1730 and as late as 1920 (Ensminger 1992:56). Character-defining features include a forebay, a threshing floor in the loft level, and a gable roof. Animals were housed in pens in the barn's lower level. The upper level was used to store hay and feed grains. Peter Sailor, likely builder of the dwelling and bank barn, owned a variety of livestock including hogs, cows, and a horse among other animals. The presence of livestock supports the supposition that the barn originally was constructed as a bank barn. The bank barn on the Loose Farm was altered during the mid-twentieth century. At that time, the barn's characteristic roof form was altered from a gable to a shed and the loft level was removed, thereby creating one uninterrupted open space from the ground to the roof. A semi-enclosed addition was constructed on the barn's east elevation, making identification of the type of forebay (open or closed) and the type of bank barn (i.e. Sweiter Pennsylvania Barn, Standard Pennsylvania Barn) difficult. The archival record was unable to shed light on the date of the alterations or why they were made.

The dwelling and barn no longer retain the integrity of design, setting, materials, workmanship, feeling, or association necessary for inclusion in the National Register of Historic Places for a Washington County farm constructed during the first quarter of the nineteenth century. The dwelling has been abandoned for over 32 years. During that time, all character-defining features including windows and doors were removed. Alterations to the bank barn have compromised its character-defining features. In addition, the archival record did not reveal information indicating an important association with agricultural history or with the lives of significant personages. The property does not appear to meet the criteria for listing in the National Register of Historic Places.

MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM

Continuation Sheet No. 9

WA-I-132

Photo Log

Photos Taken By: Heather McMahon

Photos Taken: 29 August 2007

1. Dwelling, South Elevation
2. Dwelling, East Elevation
3. Dwelling, North Elevation
4. Dwelling, West Elevation
5. Dwelling, Ell, East Elevation
6. Dwelling, Ell, North Elevation
7. Dwelling, Ell, West Elevation
8. Interior, Fireplace in Ell
9. Bank Barn, East Elevation
10. Bank Barn, North Elevation
11. Bank Barn, West Elevation
12. Bank Barn Interior, Looking West
13. Bank Barn Interior, Looking South

MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM

Continuation Sheet No. 10

WA-I-132

Works Cited

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- 1870 Schedule 1, Inhabitants

Washington County, Maryland

- v.d. Assessment Records. On file at Maryland State Archives, Annapolis, Maryland.
- v.d. Equity Records. On file at Maryland State Archives, Annapolis, Maryland.
- v.d. Estate Inventories. On file at Maryland State Archives, Annapolis, Maryland.
- v.d. Land Records. On file at Maryland State Archives, Annapolis, Maryland, and at Washington County Courthouse, Hagerstown, Maryland.

MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM

Continuation Sheet No. 11

WA-I-132

v.d. Last Wills and Testaments. On file at Maryland State Archives, Annapolis, Maryland, and at Washington County Courthouse, Hagerstown, Maryland.

Wesler, Kit W., Gordon J. Fine, Dennis J. Pogue, Patricia A. Sternheimer, Aileen F. Button, E. Glyn Furguson, and Alvin H. Luckenbach

1981 *The Maryland Department of Transportation Archeological Resources Survey, Volume 3: The Piedmont.* Maryland Historical Trust Manuscript Series 6. Maryland Historical Trust, Annapolis, Maryland.

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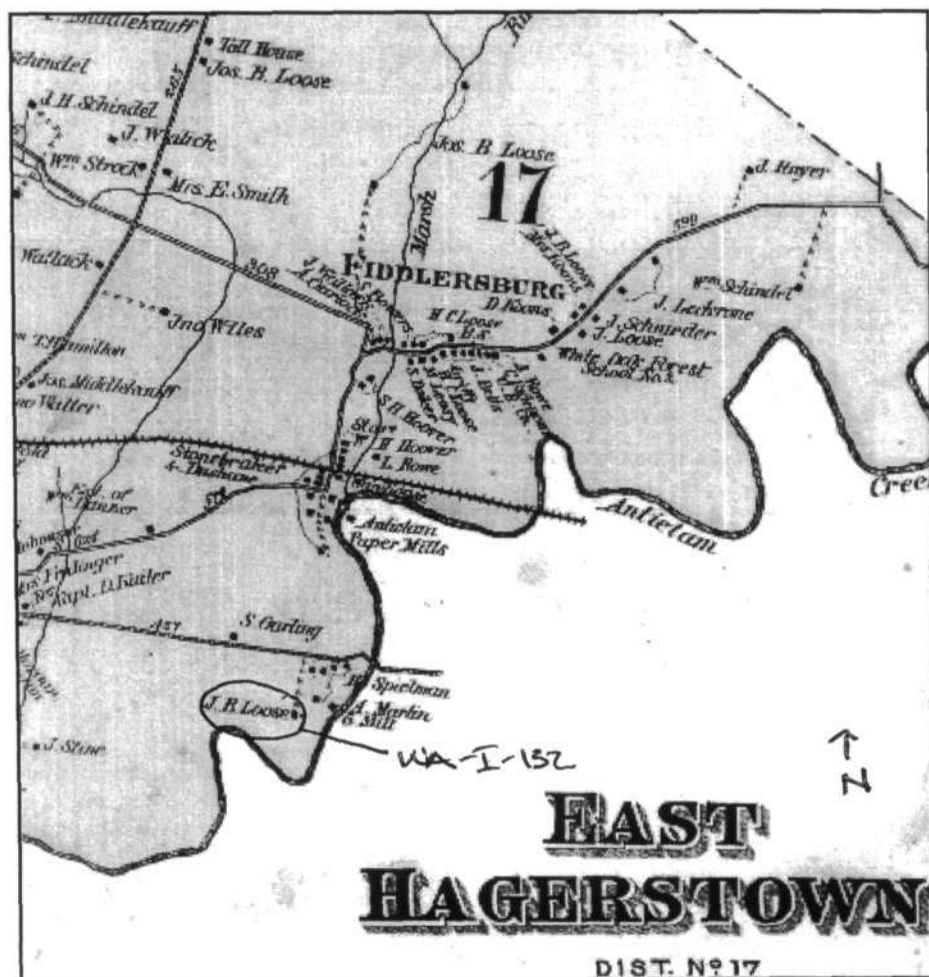
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Kirsten Peeler, Project Manager
Heather McMahon, Architectural
Historian
R. Christopher Goodwin &
Associates, Inc.
241 East Fourth Street
Frederick, MD 21701

Prepared by:

Date Prepared: 27 September 2007

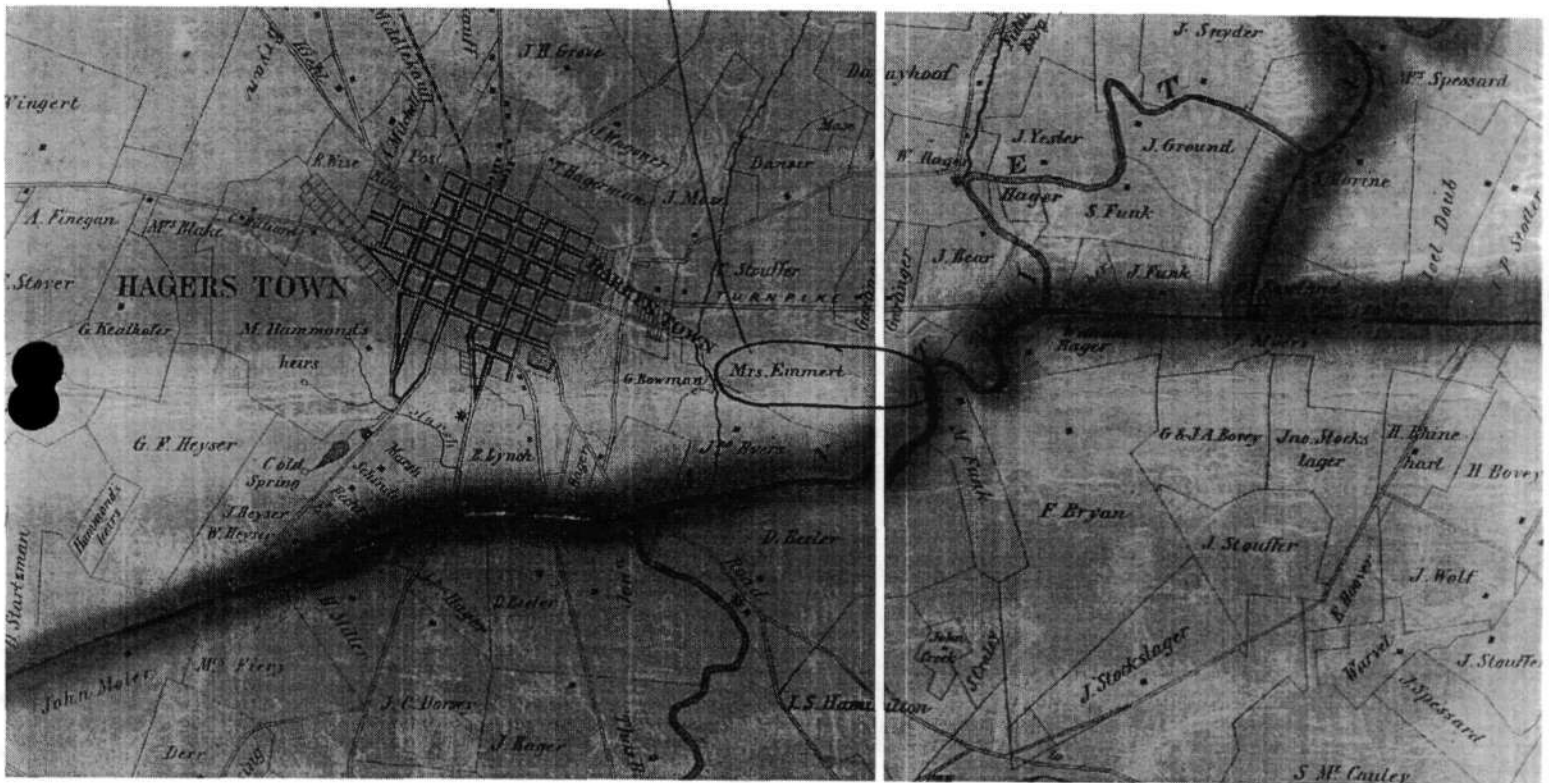
1877 Lake, Griffing, and Stevenson *An Illustrated Atlas of Washington County, Maryland*



WA-I-132
 Loose Farm
 Hagerstown Vicinity
 Washington County
 1859 Taggart A Map of Washington County, Maryland

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WA-I-132



WA-I-132
Loose Farm
Hagerstown Vicinity
Washington County
USGS Quad Map, Hagerstown, Maryland





MIND ~~H~~ WA-I-132

LOOSE FARM

WASHINGTON COUNTY, MD

HEATHER MCMAHON

29 AUGUST 2007

DWELLING, SOUTH ELEVATION

1 OF 13



MIHP # WA-I-132

LOOSE FARM

WASHINGTON COUNTY, MD

HEATHER McMAHON

29 AUGUST 2007

DWELLING EAST ELEVATION

2 OF 13



MIHP # WA-I-132

LOOSE FARM

WASHINGTON COUNTY, MD

HEATHER MCMAHON

29 AUGUST 2007

DWELLING, NORTH ELEVATION

3 OF 13



MIHP 4 WA-I-132

LOOSE FARM

WASHINGTON COUNTY, MD

HEATHER MCMAHON

29 AUGUST 2007

DWELLING, WEST ELEVATION

4 OF 13



WHP H WA-I-132

LOOSE FARM
WASHINGTON COUNTY, MD

HEATHER MCHAMON

29 AUGUST 2007

DWELLING, 211, NORTH ELEVATION
5 of 13



MHP # WA-I-132

LOOSE FARM

WASHINGTON COUNTY, MD

HEATHER MCMAHON

29 AUGUST 2007

DWELLING, ELL, NORTH ELEVATION

6 OF 13



MINT # WA-I-152

WASE FARM

WASHINGTON COUNTY, MD

HEATHER MCMAHON

29 AUGUST 2007

DWIGHT, IL, WEST ELEVATION

7 OF 13



MHP H W-132

LOOSE FARM

WASHINGTON COUNTY, MD

HEATHER McMANIS

29 AUGUST 2007

DWELLING, INTERIOR, FIREPLACE W/ILL
8 OF 13



MHP # WA I-13C

LOOSE FARM

WASHINGTON COUNTY, MD

HEATHER MCMAHON

29 AUGUST 2007

BANK BATH, EAST ELEVATION

9 OF 13



MISS ~~IS~~ WA-I-132

LOOSE FARM

WASHINGTON COUNTY, MD

HEATSEER McMAHON

BANK BATH, NORTH CLEVELAND

10 OF 13



MUTP ~~4~~ WA-I-132

LOOSE FARM

WASHINGTON COUNTY, MD

HEATHER MEMPHON

29 AUGUST 2007

BANK BARN, WEST ELEVATION

11 of 13



Mump # WA, I-132

LOOSE PARK

WASHINGTON COUNTY, MD

HEATHER MCMAHON

29 AUGUST 2007

BANK BARN INTERIOR, LOOKING WEST

12 of 15



MHP # WA-I-132

LOOSE FARM

WASHINGTON COUNTY, MD

HEATHER McMAHON

29 AUGUST 2007

BANK BART INTERIOR, LOOKING SOUTH

13 of 13

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM
for the
NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

1. NAME				
COMMON: Loose Farm				
AND/OR HISTORIC:				
2. LOCATION				
STREET AND NUMBER: (MD 64) south of Jefferson Boulevard, east bank of the Antietam Creek				
CITY OR TOWN: Hagerstown vicinity				
STATE Maryland			COUNTY: Washington	
3. CLASSIFICATION				
CATEGORY (Check One)		OWNERSHIP		ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both		STATUS <input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
		Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered		Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)				
<input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Government <input type="checkbox"/> Park <input type="checkbox"/> Transportation <input type="checkbox"/> Comments <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Private Residence <input checked="" type="checkbox"/> Other (Specify) _____ <input type="checkbox"/> Educational <input type="checkbox"/> Military <input type="checkbox"/> Religious <u>residential</u> <input type="checkbox"/> Entertainment <input type="checkbox"/> Museum <input type="checkbox"/> Scientific <u>development</u>				
4. OWNER OF PROPERTY				
OWNER'S NAME: ADCO, Inc. % J. Edward Shafer				
STREET AND NUMBER: P. O. Box 1444				
CITY OR TOWN: Hagerstown			STATE: Maryland	
5. LOCATION OF LEGAL DESCRIPTION				
COURTHOUSE, REGISTRY OF DEEDS, ETC.: Washington County Court House				
STREET AND NUMBER: West Washington Street				
CITY OR TOWN: Hagerstown			STATE: Maryland	
Title Reference of Current Deed (Book & Pg. #): 424/234				
6. REPRESENTATION IN EXISTING SURVEYS				
TITLE OF SURVEY:				
DATE OF SURVEY: <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local				
DEPOSITORY FOR SURVEY RECORDS:				
STREET AND NUMBER:				
CITY OR TOWN:			STATE:	

7. DESCRIPTION

CONDITION	(Check One)						
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins		<input type="checkbox"/> Unexposed
	(Check One)						
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered	(Check One)				
			<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site			

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

This house is located south of Jefferson Boulevard on the east bank of the Antietam Creek just east of Hagerstown in Washington County, Md. It is situated on a rise of ground above the creek and faces south.

The structure is a one-and-a-half story three-bay stone dwelling with a one-story, three-bay el extending to the rear or north. The walls are constructed of coursed local fieldstone except for the north and west elevations of the el where rubble fieldstones were used. No decorative stone work was observed at the windows and doors.

Openings appear to be spaced evenly in the front elevation. Windows display wide wooden framing secured with pegs and trimmed with quirked quarter round molding. Nine-over-six pane double-hung sashes appear to have been present in all main level windows.

The primary entrance is located in the eastern bay of the front or south elevation. It is framed similarly to the windows and had a transom over the door. The six-panel door which appears to be early has been altered in recent years, two if its panels apparently having been removed and replaced with glass.

The rear one-story section has few windows and doors. Those that are present display wide wooden framing secured with pegs, but without any sort of molded trim. The west elevation of the el is attached to the main structure, spanning several feet between the south end wall of the el and the north wall of the front section.

The roof is covered with sheet metal. It terminates with a plain barge board set directly against the end walls. The eaves are finished with simple boxing.

A brick flue is located inside the west gable end. A small brick chimney which is not original is located inside the east end. An interior chimney also of brick extends from the west slope of the roof of the el.

The interior of the house is divided into three rooms. The southwest room has the only fireplace in the main structure. It has a moderately large opening with a simple square frame trimmed with quarter round molding. A simple mantel shelf is set above the opening. The east room contains a narrow enclosed stair in its northeast corner. The stair leads to a finished upper half story. A large fireplace, presumably for cooking is located in the el.

The house is in deteriorated condition and is located on a tract containing 76.75 acres. A two-story log structure (WA-I-133) is also located on the property.

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- ☐ Pre-Columbian ☐ 16th Century ☒ 18th Century (late ☐ 20th Century
☐ 15th Century ☐ 17th Century ☒ 19th Century or early)

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Phi- | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | losophy | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Science | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Architecture | <input type="checkbox"/> Social/Human- | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Literature | itarian | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | <input type="checkbox"/> Transportation | _____ |

STATEMENT OF SIGNIFICANCE

The area of significance of this house is its architecture. Constructed of fieldstone it is an example of Washington County's early vernacular architecture. Constructed of fieldstone it is an example of Washington County's early vernacular architecture. Although it is in deteriorated condition, the house appears to be essentially unaltered and does retain much of its original woodwork. It is representative of the type of domestic architecture in use in Washington County during the late 18th and early 19th century.

The property was purchased in 1877 by Joseph B. Loose, a wealthy landowner of Washington County. Members of the Loose and Lane families held the property until 1965.

SEE INSTRUCTIONS

WA-I-132

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Williams, Thomas J. C., History of Washington County, Md., Hagerstown:
Mail Publishing Co., 1906.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES			
CORNER	LATITUDE				LONGITUDE			
	Degrees	Minutes	Seconds		Degrees	Minutes	Seconds	
NW	°	'	"		°	'	"	
NE	°	'	"		°	'	"	
SE	°	'	"		°	'	"	
SW	°	'	"		°	'	"	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 76.75 acres

Acreage Justification:

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:

Paula Stoner Dickey, Consultant

ORGANIZATION

Washington County Historical Sites Survey

DATE

January, 1975

STREET AND NUMBER:

Court House Annex

CITY OR TOWN:

Hagerstown

STATE

Maryland

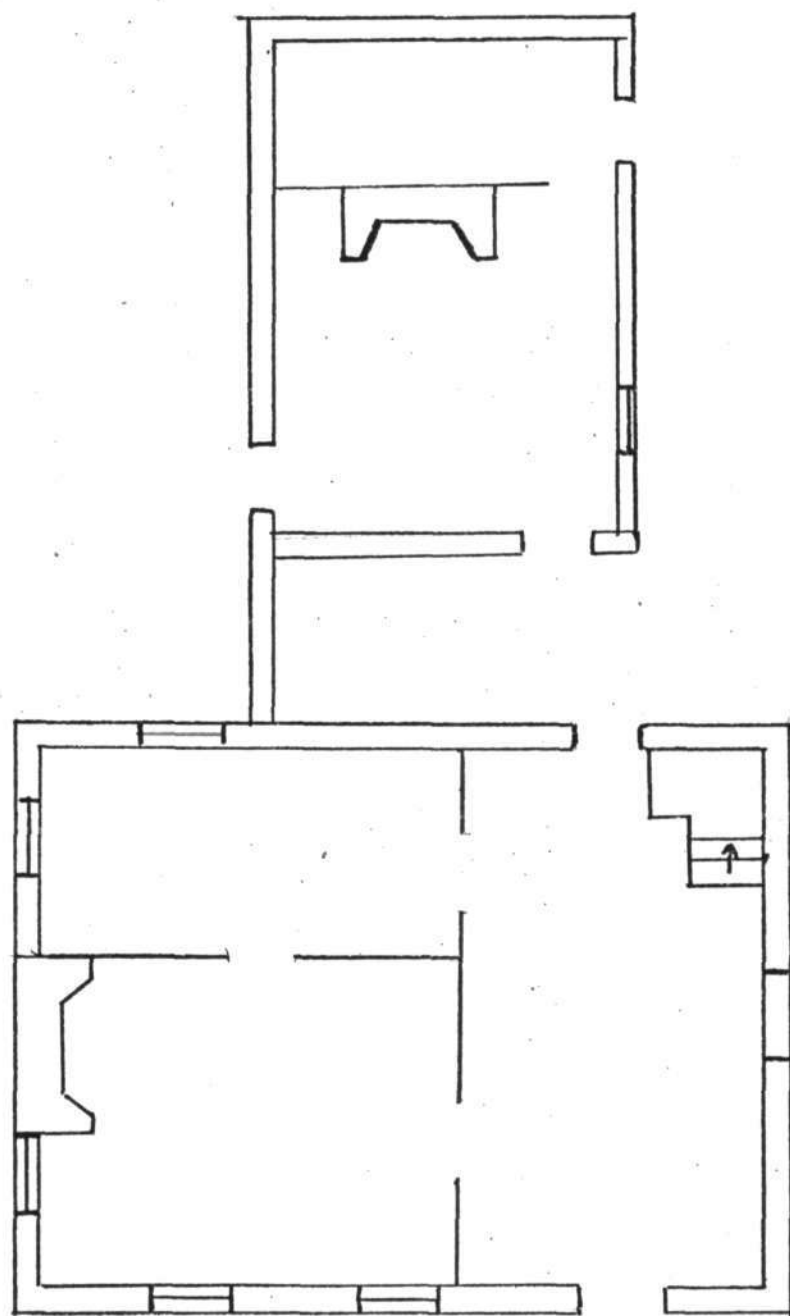
12.

State Liaison Officer Review: (Office Use Only)

Significance of this property is:

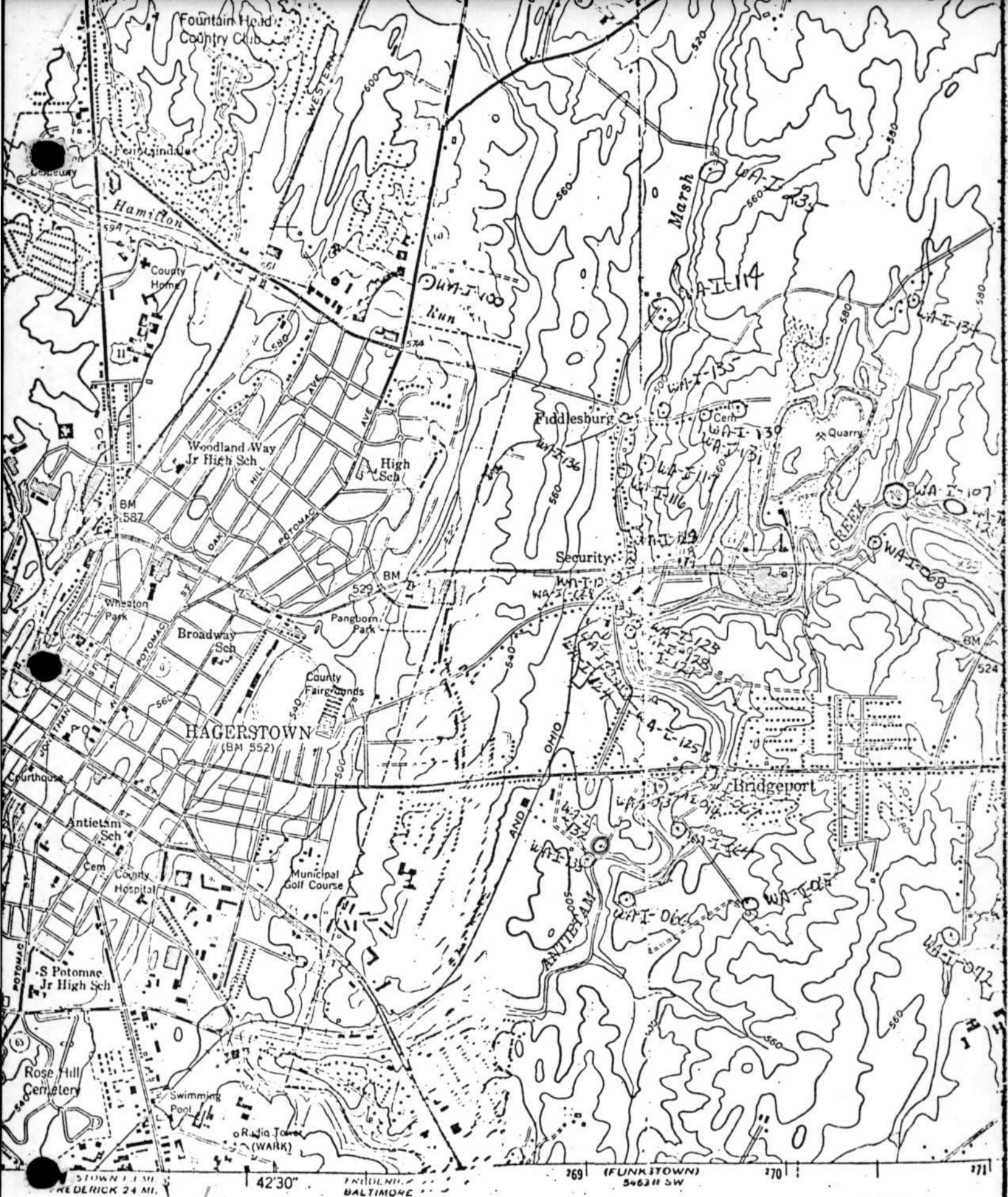
National ☐ State ☐ Local ☐

Signature _____



WA-I-132 APPROXIMATE FLOOR PLAN N ↑

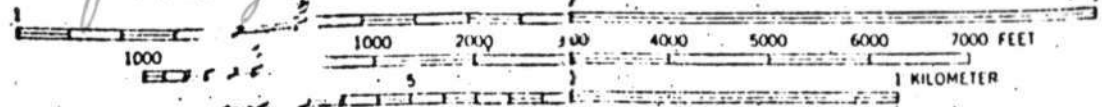
● *Loose Jarim*



Hagerstown Quadrangle

SCALE 1:24000

WA-I-137





WA-I-132

S.E.

Feb. 1974

PAULA STONER DICKEY
CONSULTANT, WASHINGTON, CO
HISTORICAL SITES SURVEY



WA-I-132

N.E.

Feb. 1974

PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY



WA-I-132

N.W

February 1974

PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY

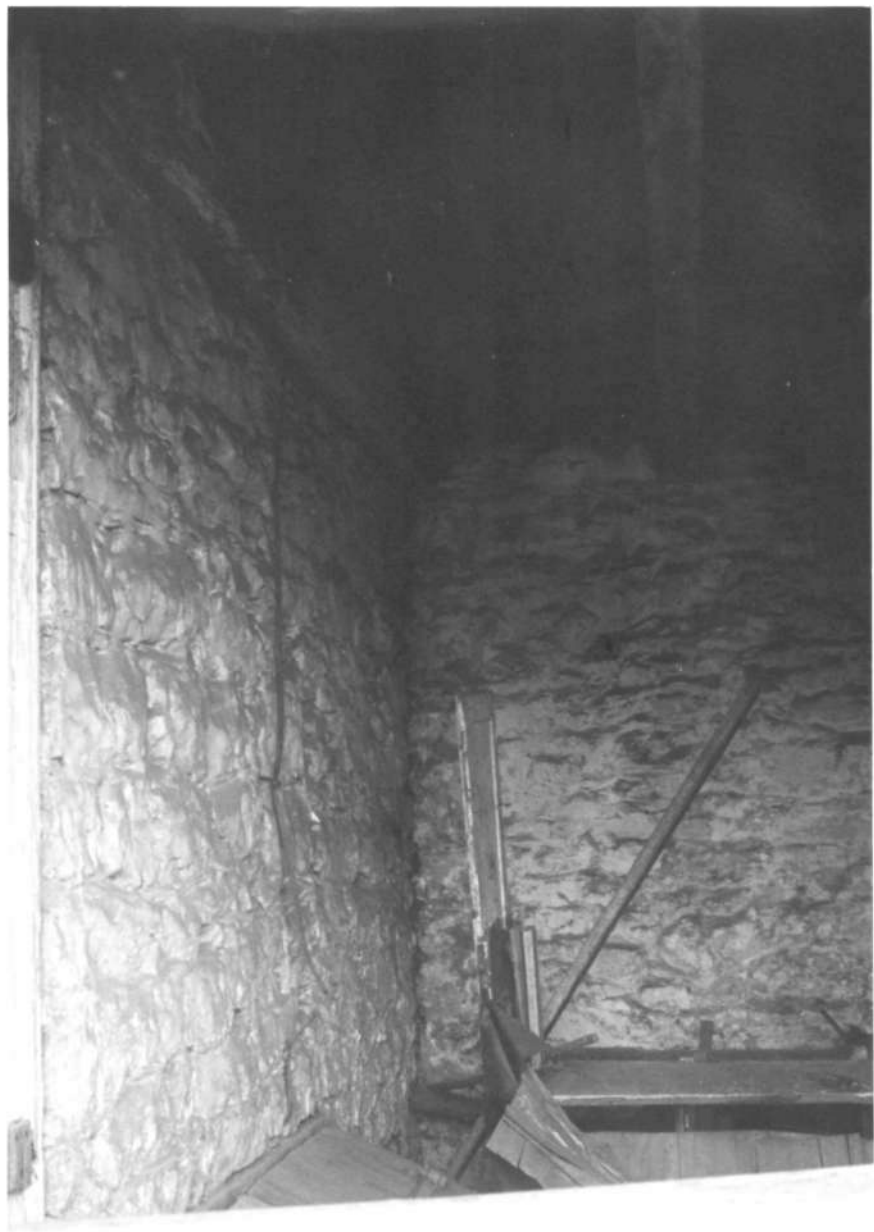


WA-I-132

N.W

Feb. 1974

PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY



WA-I-132 LOOSE FARM

Int between main section and #1

Feb. 1974

PAULA STERNER DUNN
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY



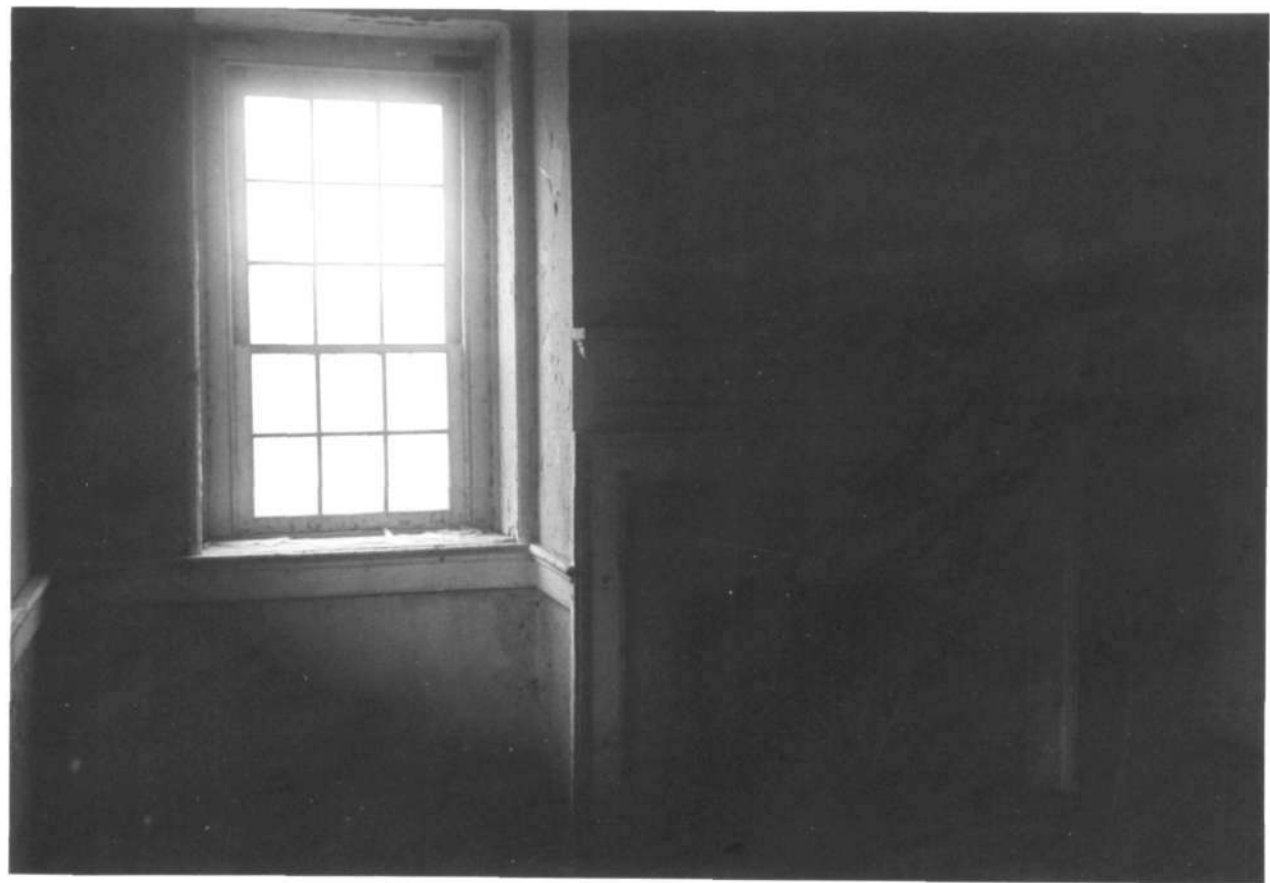
WA-I-132

LOUSE FARM

Detail S.

Feb. 1914

AULA STONER DICKY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY



LoA-I-132 LOOSE FARM

Int. S.W. corner

PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY